

CHANGE IN TERMS ADDENDUM TO AGREEMENT OF SALE**CTA**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 4901 N Lawrence St Philadelphia PA 19120
 2 **SELLER** Taynia Prosser
 3 **BUYER** Augustus Mitchell, Dana Grose

4 **The following terms of the Agreement of Sale are changed as stated below:**5 **1. REPAIRS**

6 Seller, at Seller's expense, will complete the following repairs no later than _____ days prior to Settlement Date (prior to
 7 settlement, if not specified), in a workmanlike manner, with all required permits, according to the attached contractor's proposal(s),
 8 if any, the terms of which, including the persons and specifications contained therein, shall become part of this Agreement:
 9 _____
 10 _____
 11 _____
 12 _____
 13 _____
 14 _____
 15 _____
 16 _____
 17 _____
 18 _____
 19 _____
 20 _____
 21 _____
 22 _____
 23 _____

24 **2. SELLER ASSIST**

25 Seller Assist is changed to \$ _____, or _____% of the Purchase price, maximum, toward Buyer's costs as per-
 26 mitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage
 27 lender.

28 **3. PURCHASE PRICE**

29 Purchase Price is changed from \$ 115,000 to \$ 95,000.

30 **4. ACCEPTANCE & SETTLEMENT**

31 (A) Written acceptance of all parties will be on or before: _____

32 (B) Settlement Date is changed from _____ to _____

33 **5. MORTGAGE TERMS**

34 (A) **Mortgage Type** is changed from _____ to _____

35 **(B) Mortgage amount**

36 1. First mortgage amount is changed from \$ _____ to \$ _____

37 2. Second mortgage amount is changed from \$ _____ to \$ _____

38 **(C) Mortgage Lender**

39 1. First mortgage lender is changed to _____

40 2. Second mortgage lender is changed to _____

41 3. Buyer will submit a completed, written mortgage application to the identified lender(s), if any, according to the terms of the
 42 Mortgage Contingency paragraph of the Agreement of Sale on or before: _____

43 **(D) Loan-To-Value (LTV) ratio** (For conventional loans)

44 First mortgage LTV ratio not to exceed _____% Second mortgage LTV ratio not to exceed _____%

45 **(E) Date for Buyer to deliver documentation** of lender's approval of Buyer's mortgage, whether conditional or outright, is
 46 changed from _____ to _____

47 **Buyer Initials:** AM DG

CTA Page 1 of 2

Seller Initials: YC

48 **6. TIME PERIODS**

49 (A) The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

50 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

51 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

52 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

53 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

54 (B) The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

55 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

56 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

57 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

58 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

59 **7. OTHER**

60 _____

61 _____

62 _____

63 _____

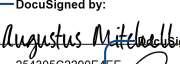
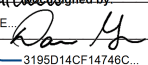
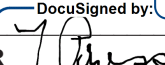
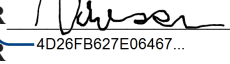
64 _____

65 _____

66 _____

67 _____

68 **All other terms and conditions of the Agreement, including all other time periods, remain unchanged and in full force and effect.**

69	BUYER		DocuSigned by:	DATE	11/22/2020 7:19 AM PST
70	BUYER		254305C2290E4EE...	DATE	11/22/2020 9:58 AM EST
71	BUYER		DocuSigned by:	DATE	11/22/2020 9:38 AM PST
72	SELLER		3195D14CF14746C...	DATE	
73	SELLER	4D26FB627E06467...		DATE	
74	SELLER			DATE	